HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Calgary CMA

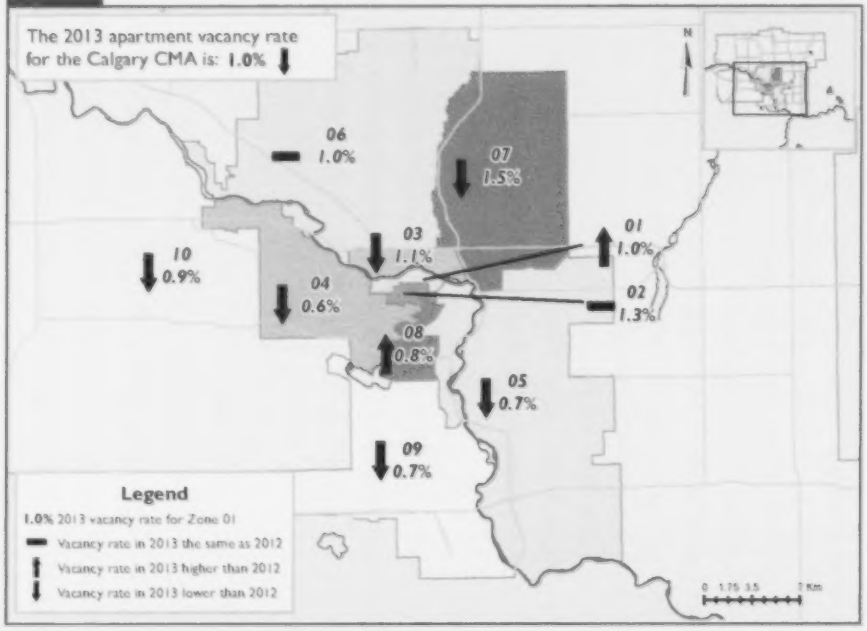
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- In the primary rental market, the apartment vacancy rate in the Calgary CMA was one per cent in October 2013, down from 1.3 per in October 2012.
- The average rent for a two-bedroom apartment in new and existing structures was $1,224 in October 2013.
- In rental structures common to both the October 2012 and 2013 surveys, the average rent for two-bedroom apartments rose 7.2 per cent from October 2012 to October 2013.
- The vacancy rate for row (townhouse) rentals was 0.7 per cent in 2013, down from 0.9 per cent in the previous year.

Figure 1



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Apartment Vacancy Rates (%) by Major Centres	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	**2.6**	**2.7**

Primary Rental Market Survey

Vacancy rates decline in 2013

The apartment vacancy rate[1] in the Calgary Census Metropolitan Area (CMA) was one per cent in October 2013, down from 1.3 per cent in October 2012. This represents the fourth consecutive year that the vacancy rate declined in the Calgary CMA. After reaching a record high in 2012, strong net migration this year has continued to support rental demand, thus putting downward pressure on the vacancy rate. Employment opportunities in Calgary's labour market have attracted migrants from provinces in Canada as well as other countries. On the supply side, a modest reduction in the stock of rental units also contributed to the reduction in vacancies.

The vacancy rate declined in the majority of zones comprising the Calgary CMA. The vacancy rate for the City of Calgary was one per cent in 2013, down from 1.3 per cent in October 2012. Other Centres outside of City limits reported a vacancy rate of 0.9 per cent this year, down from 1.4 per cent in 2012. Within the City of Calgary's zones, apartment vacancy rates ranged from 0.6 per cent to 1.5 per cent. After posting the lowest vacancy rate in the previous year, the Downtown zone saw its vacancy rate increase from 0.5 per cent in October 2012 to one per cent in 2013. The vacancy rate in the Southeast zone declined 1.9 percentage points to 0.7 per cent in 2013 while the vacancy rate in the Northeast zone decreased 1.8 percentage points to 1.5 per cent.

While the overall vacancy rate declined in the Calgary CMA, not every bedroom type reported a decrease from the previous year. The

Figure 2

Source: CMHC, October Survey

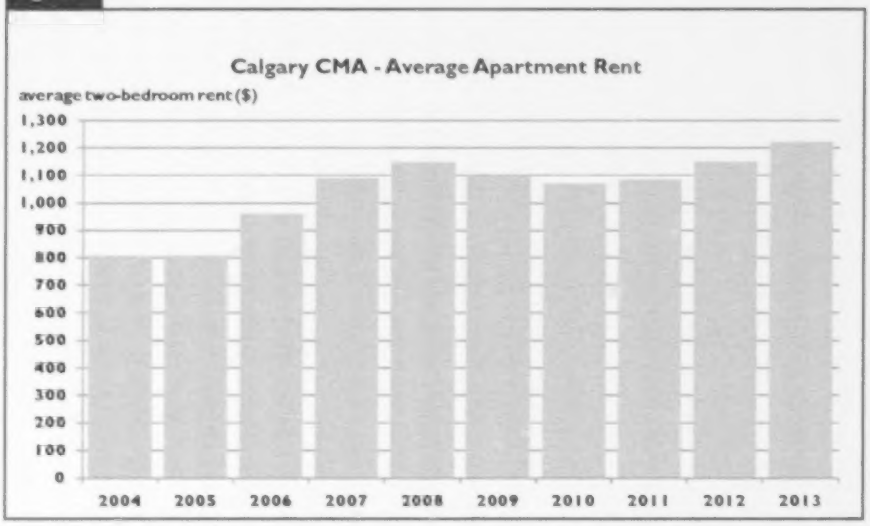
[1] Based on privately-initiated rental apartment structures of three or more units.

vacancy rate for bachelor and one-bedroom units remained stable at 0.8 and one per cent, respectively. Two-bedroom vacancies, on the other hand, declined from 1.5 per cent in October 2012 to 1.1 per cent in October 2013, while vacancies in three-or-more bedroom units decreased from 1.5 per cent in October 2012 to 0.4 per cent in October 2013.

Vacancy rates were comparable across the different structure sizes surveyed. Vacancies ranged from 0.8 per cent for structures of three-to-five units to 1.1 per cent for structures of six-to-nineteen units. The other structure sizes, which include 20-to-49, 50-to-99, and 100 plus units, all reported an average vacancy rate of one per cent. Of the structures surveyed, only the smallest structures and those with 50-to-99 units reported a decline in the vacancy rate. From 2012 to 2013, vacancy rates in structures containing three-to-five units declined from 1.7 to 0.8 per cent, while structures with 50-to-99 units decreased from 1.8 last October to 1.0 per cent this year.

For structures by age range, the apartment vacancy rate ranged from 0.4 per cent to two per cent. The vacancy rate declined to 1.1 per cent for rental units constructed between 1975 and 1989. Rental units constructed between 1990 and 1999 also moved lower, from two per cent in October 2012 to 0.4 per cent in October 2013. Vacancies for units built prior to 1960, and between 1960 and 1974, were comparable to the previous year at 0.8 and one per cent, respectively. Rental units constructed in 2000 or later, reported a vacancy rate of two per cent in October 2013, similar to the same month in 2012.

Figure 3



Source: CMHC, October Survey

Lower vacancy rate contributes to a rise in average rents

Average apartment rents in the Calgary CMA increased since October 2012, due to stronger demand supported by elevated net migration and a decline in vacancy rates. Fixed-sample rents[2] for all apartment units rose 7.9 per cent from October 2012 to October 2013, following an increase of 6.1 per cent under the same comparison a year earlier. One-bedroom units reported an increase of 7.7 per cent in this October's survey, surpassing the 6.2 per cent rise in October 2012. Meanwhile, fixed-sample two-bedroom rents posted a gain of 7.2 per cent this year, up from 5.9 per cent a year earlier. The fixed-sample rent for three-bedroom units rose 3.1 per cent year-over-year in October 2013, compared to 4.2 per cent in October 2012.

The average two-bedroom rent in the Calgary CMA was $1,224 in October 2013. The highest average two-bedroom rents were reported in the Downtown and Beltline, averaging $1,357 and 1,287 per month in October 2013, respectively. Rental units in these areas tend to command higher rents due to location factors, as some renters are willing to pay a premium to be closer to downtown and other amenities within the inner city. Other Centres outside of City limits had the lowest two-bedroom rent, averaging $1,052 per month in October 2013.

On a fixed-sample basis, the average two-bedroom apartment rent increased in all zones in the Calgary CMA compared to the previous year. Following a 5.6 per cent increase in 2012, the average fixed-sample two-bedroom rent in the Downtown moved up another 9.9 per cent in 2013. For the North Hill and Chinook zones, average fixed-sample

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2012 and 2013 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

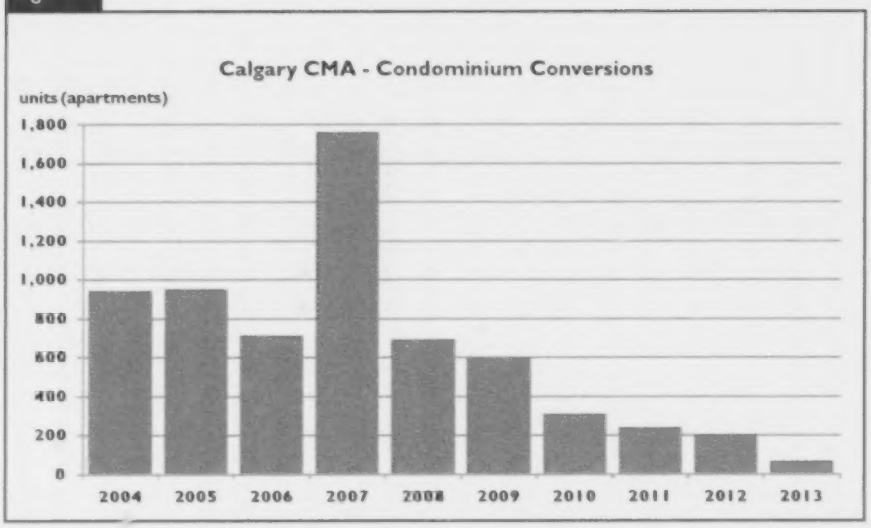
two-bedroom rents increased eight and 7.6 per cent in 2013, respectively. Conversely, the growth in the average rent in the Northeast moderated to 5.1 per cent in 2013, down from an 8.6 per cent gain in October 2012.

Apartment rental universe moves lower in 2013

The October 2013 Rental Market Survey for the Calgary CMA included 33,933 apartment rental units, down from 34,212 from a year earlier. This represents the 10th consecutive year that the apartment rental universe in the Calgary CMA declined on a year-over-year basis. Additions to the supply of purpose-built rental units since the last survey were outpaced by condominium conversions, demolitions, and units moving into social housing. Other removals which are temporary in nature, such as units undergoing renovations and repairs, have also contributed to the decline in the apartment rental universe in 2013.

The highest number of purpose-built rental units in the Calgary CMA was in the Beltline, reaching 8,535 units, compared to 8,614 in October 2012. This was followed by the Downtown and the Northwest, reporting 4,680 and 4,511 units, respectively. Nearly all of the zones surveyed in the Calgary CMA recorded a decline in the rental apartment universe, with the exception of Downtown, Fish Creek and Other Centres. The apartment rental universe in Fish Creek increased by 77 units to reach 3,435 units, while Other Centres rose by 4 units bringing the total to 441 units. The Downtown apartment universe increased by 52 units from the October 2012 to October 2013 surveys.

Figure 4



Source: CMHC, 12-month ending October

Condominium apartment conversions in the 12-month period ending in October 2013 totalled 66 units, down from 203 units during the same period in 2012. This was below the 10-year average of 706 units. With the low vacancy rate and increase in average rents, the incentive for landlords to convert a rental unit into a condominium has moderated. While condominium apartment conversions have declined, only 70 apartment rentals have been added to the purpose-built rental universe via new construction. The majority of rental starts since the October 2012 survey remain under construction are awaiting completion. There were 517 rental apartment units under construction in September 2013, up 49 per cent from 346 units in September 2012.

Decrease in availability rate due to stronger demand

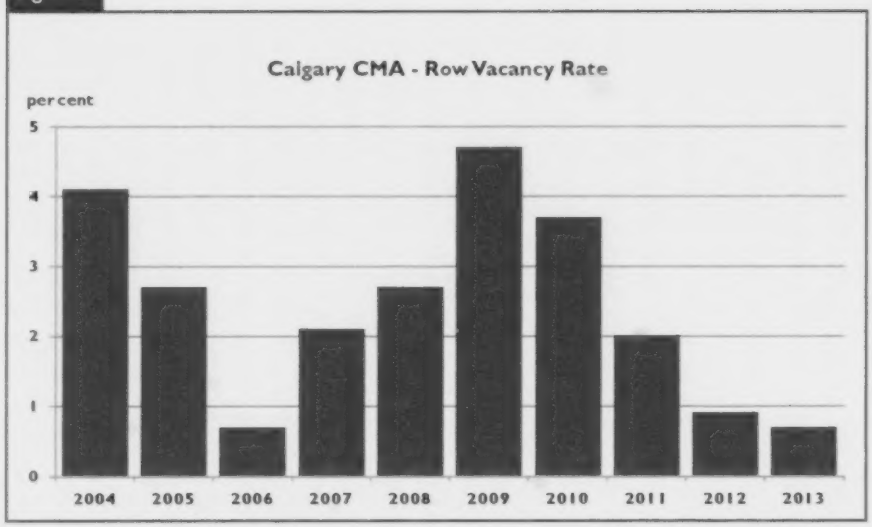
The overall apartment availability rate[3] in the Calgary CMA declined to 2.2 per cent in October 2013, down from 2.6 per cent in October 2012. Within the City of Calgary, the availability rate ranged from 1.1 per cent to 7.0 per cent. The highest availability rate was in the Northeast at 7.0 per cent, up from 4.2 per cent in 2012. This was also the only zone surveyed where the availability rate increased. In zones, such as the Downtown, Northwest, and Chinook, the availability rate remained comparable to the previous year at 1.6, 2.0, and 2.3 per cent, respectively. Other Centres also had an availability rate that was similar to the same month in 2012 at 3.3 per cent, but was higher compared to the City of Calgary.

[3] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The availability rate can provide some insight into rental market conditions as it reveals the intentions of landlords and tenants on a short-term basis.

Row (townhouse) vacancy rate declines

As was the case in apartment rental units, demand for row rental units has also increased. In Canada Mortgage and Housing Corporation's (CMHC)'s 2013 October survey, row vacancies declined slightly to 0.7 per cent, down from 0.9 per cent in October 2012. The row vacancy rate in the Southwest declined from 2.6 per cent in October 2012 to 1.8 per cent in October 2013. Despite the reduction, this zone recorded the highest vacancy rate in the Calgary CMA. North Hill and Chinook once again posted a vacancy rate of zero per cent for row units.

Figure 5



Source: CMHC, October Survey

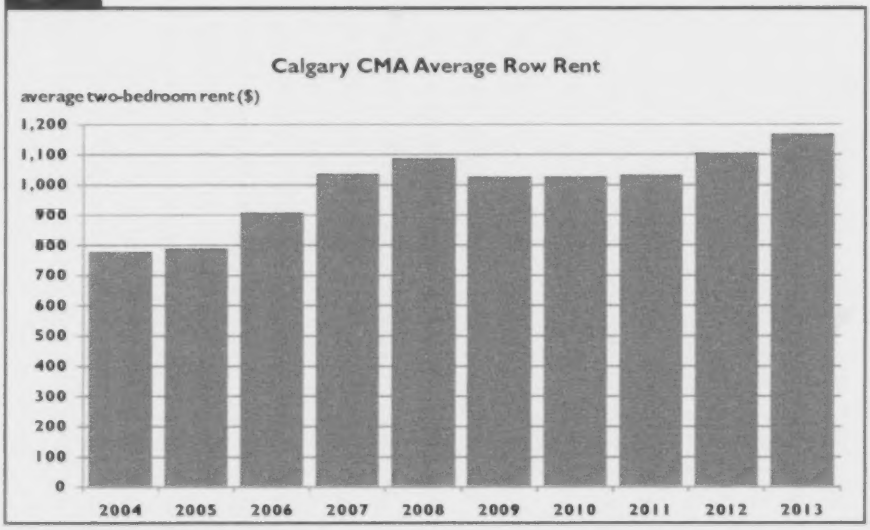
The row rental universe in the Calgary CMA totalled 3,895 units in October 2013, up from 3,878 in October 2012. The Beltline, where a majority of purpose-built rental units are apartments, had the lowest number of row rental units at 15. Conversely, the highest number of row rental units was in the Northwest zone at 1,412 units, which added 18 units from the tally in October 2012. The zones that have the next highest number of units were in the Northeast at 873 and Fish Creek at 701 units. Nearly all the row rental units in the Calgary CMA were within the City of Calgary. There were only 10 purpose-built row rental units in Other Centres.

Row (townhouse) rents rise

Stronger demand for row units has led to continued upward pressure on average rents in the Calgary CMA. On a same-sample basis, the two-bedroom row rent in October 2013 increased by 5.6 per cent from the same month a year earlier, similar to the year-over-year change recorded in October 2012. The two-bedroom average rents in the Southeast rose 7.6 per cent while the Northeast reported a gain of 6.1 per cent. The Northwest and Fish Creek recorded an increase of 5.7 and 4.8 per cent, respectively.

The average rent for two-bedroom row units in the Calgary CMA was $1,169 per month in October 2013. The Southeast and Southwest had average rents of $1,243 and $1,230, respectively, while North Hill recorded an average rent of $1,150 per month.

Figure 6



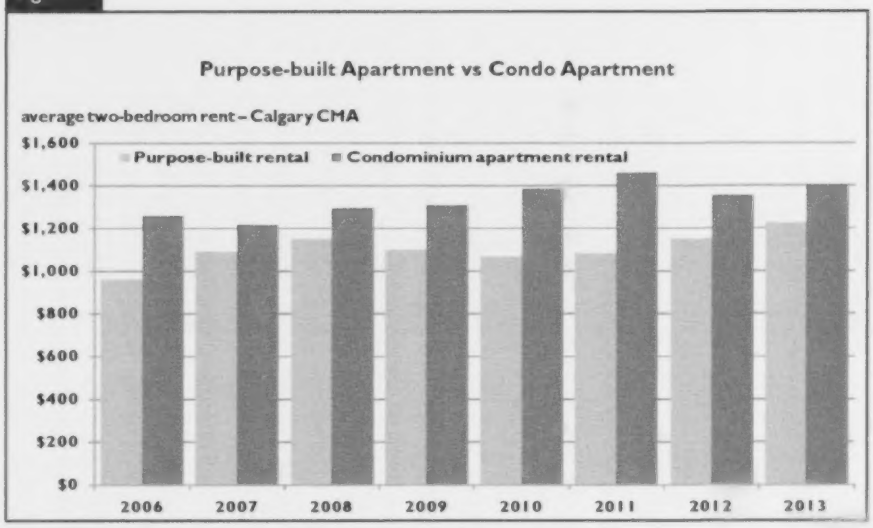
Source: CMHC, October Survey

Secondary Rental Market Survey[4]

CMHC collects information on apartment rental condominium units, as well as the following types of units: rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, rented accessory apartments, and rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.

Figure 7



Source: CMHC, October Survey

Secondary Rental Market Survey: Condominium Apartments

Condominium vacancy rate remains stable

In CMHC's 2013 October survey, the vacancy rate for rental condominium apartments averaged one per cent, compared to 2.1 per cent in 2012. Job growth, gains in migration, and a reduction in the available units in the purpose-built rental market has supported demand for units in the secondary rental market. In the West area, the vacancy rate for rental condominium apartments declined from 2.7 per cent in 2012 to 0.3 per cent in 2013. The vacancy rate in the Core area remained relatively unchanged at 1.5 per cent.

Condominium average rent relatively unchanged

The average two-bedroom apartment condominium rent in CMHC's 2013 survey was $1,400 per month, relatively unchanged from $1,355 in 2012. Compared to units in the purpose-built market, the rental rates in condominium apartments are typically higher as the buildings are generally newer and have more features such as additional washrooms and appliances. Furthermore, the condominium rent may include other amenities such as a recreational room, fitness centres, and underground parking. The two-bedroom apartment condominium rent in the Core averaged $1,627 per month in 2013. In the East, apartment condominium rents averaged $1,125, while the West averaged $1,293 per month.

Condominium universe rises

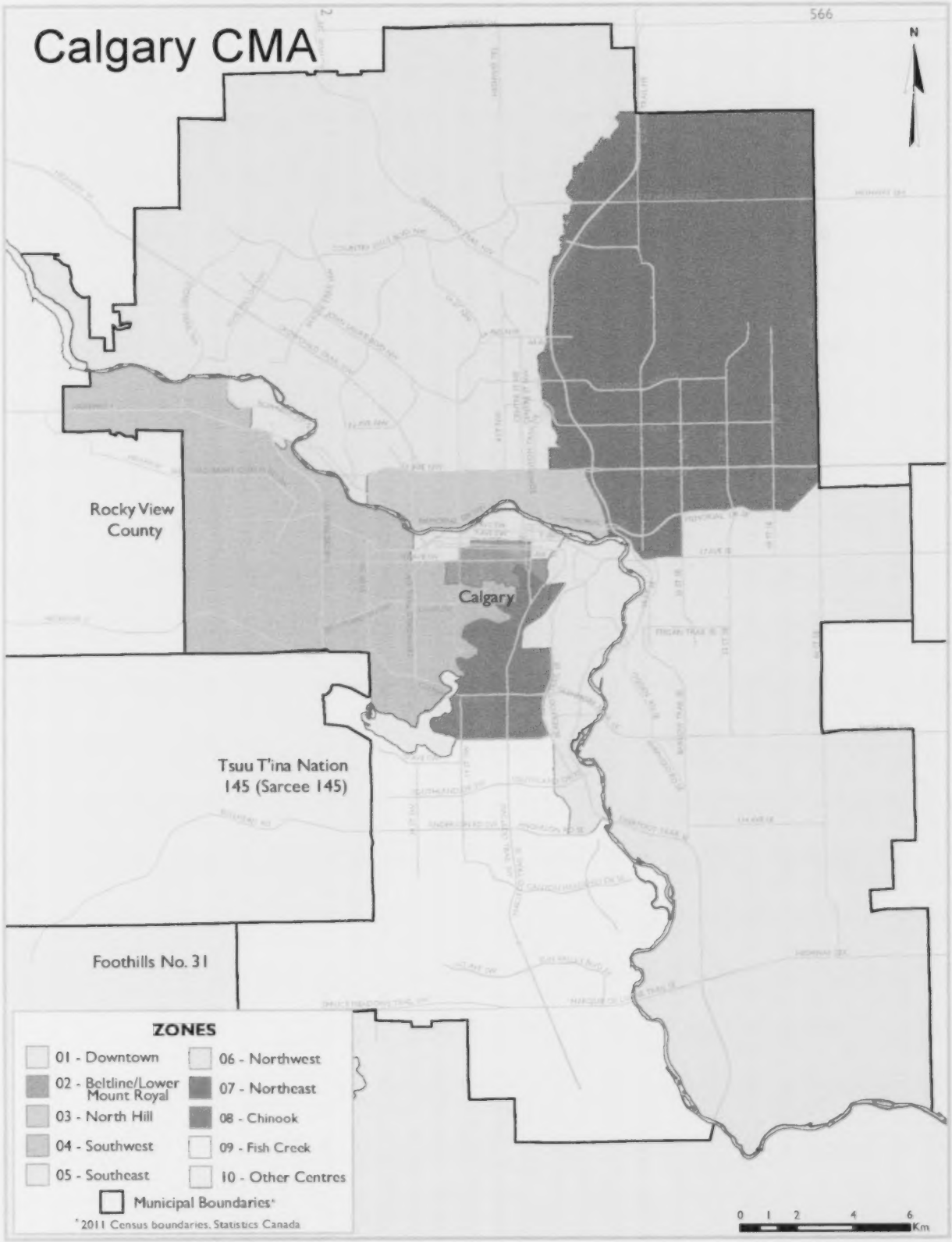
The condominium apartment universe reported 49,204 units in 2013, an increase from 47,156 in 2012. The West area had the highest number of condominium units totalling 22,760 units in 2013, compared to 22,631 in 2012. The second highest number of units was found in the Core at 19,624 units, followed by the East area with 6,820 units. The condominium apartment universe rose in all three condominium sub areas, with the largest increase in the East and the Core. The percentage of units in the condominium apartment universe that were identified as rentals was 30.1 per cent in October 2013, similar to the previous year when it averaged 30.4 per cent. Of the three condominium sub areas, the Core had the highest percentage of condominium rental units at 36.6 per cent, compared to 26.8 per cent in the West and 24.6 per cent in East.

[4] Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

Secondary Rental Market Survey: Other Dwellings

CMHC's Secondary Rental Market Survey also collects information on households in rented single-detached houses, semi-detached (side-by-side) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. The number of renter households in the other secondary rental market totalled 57,166 in 2013, up from 55,355 in 2012. Semi-detached, row and duplex dwellings represented the largest segment of the other secondary rental units in 2013, totalling 24,734 units. Accessory suites amounted to 15,830 units while single-detached dwellings were estimated at 16,602.

For all other secondary rental units, the overall rent in 2013 was relatively stable compared to 2012, averaging $1,180 per month. The highest average rent was among single-detached units at $1,456 per month in 2013, almost equal to $1,457 in 2012. On the other hand, accessory suites reported the lowest average rent at $936 in 2013, while semi-detached, row, and duplex dwelling types collectively averaged $1,168.


Calgary CMA
566
N
Rocky View County
Calgary
Tsuu T'ina Nation 145 (Sarcee 145)
Foothills No. 31
ZONES
01 - Downtown
02 - Beltline/Lower Mount Royal
03 - North Hill
04 - Southwest
05 - Southeast
06 - Northwest
07 - Northeast
08 - Chinook
09 - Fish Creek
10 - Other Centres
Municipal Boundaries*
*2011 Census boundaries, Statistics Canada
0 1 2 4 6
Km

RMS ZONE DESCRIPTIONS - CALGARY CMA	
Zone 1	**Downtown** - North: the Bow River; West: 24 Street SW; East: the Elbow River; South: 17 Avenue SW (from 24A Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17 Avenue SE (from 2nd Street SE to the Elbow River).
Zone 2	**Beltline/Lower Mount Royal** - North: 17 Avenue SW (from 17 Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17th Avenue SE (from 2nd Street SE to the Elbow River); West: 17 Street SW; East: 2nd Street SE (from 10 Avenue SW to 17 Avenue SE), otherwise Elbow River; South: 26 Avenue SW (from 17 Street SW to 14 Street SW), Frontenac Avenue (from 14 Street SW to 8 Street SW), Hillcrest Avenue (from 8 Street SW to 4 Street SW), otherwise Elbow River.
Zone 3	**North Hill** - North: 16 Avenue NW; West: 37 Street NW; East: Deerfoot Trail; South: Bow River.
Zone 4	**Southwest** - North: Bow River; West: West City Limits; East: 24 Street SW (from Bow River to 17 Avenue SW), 17 Street SW (from 17 Avenue SW to 26 Avenue SW), otherwise Elbow River; South: Tsuu T'ina Nation 145 (from West City Limits to Sarcee Trail SW), Glenmore Trail (from Sarcee Trail SW), otherwise Glenmore Reservoir.
Zone 5	**Southeast** - North: Bow River (from Elbow River to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits); West: Elbow River (from Bow River to 25 Avenue SW), Blackfoot Trail (from 26 Avenue SW to Anderson Road SE), otherwise Bow River; East: Eastern City Limits; South: Southern City Limits.
Zone 6	**Northwest** - North: Northern City Limits; West: Western City Limits; East: Nose Creek; South: Bow River (from Western City Limits to 37 Street NW), otherwise 16th Avenue NW.
Zone 7	**Northeast** - North: Northern City Limits; West: Nose Creek; East: Eastern City Limits; South: Bow River (from Nose Creek to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits).
Zone 8	**Chinook** - North: Elbow River; West: Elbow River; East: Blackfoot Trail; South: Heritage Drive SW.
Zone 9	**Fish Creek** - North: Glenmore Reservoir (from Western City Limits to 14 Street SW), otherwise Heritage Drive SW and SE; West: Western City Limits; East: Blackfoot Trail (from Heritage Drive SE Avenue SW to Anderson Road SE), otherwise Bow River; South: Southern City Limits.
Zones 1-9	**Calgary City**
Zone 10	**Other Centres**
Zones 1-10	**Calgary CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - CALGARY CMA	
Sub Area 1	**Core** includes RMS Zone 1 (Downtown); Zone 2 (Beltline/Lower Mount Royal); and Zone 3 (North Hill).
Sub Area 2	**West** includes RMS Zone 4 (Southwest); Zone 6 (Northwest); Zone 8 (Chinook); and Zone 9 (Fish Creek).
Sub Area 3	**East** includes RMS Zone 5 (Southeast); Zone 7 (Northeast); and Zone 10 (Other Centres).
Sub Areas 1-3	**Calgary CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	1.9	0.0	0.4	1.1	0.5	0.9	**	0.0	0.5	1.0
Zone 2 - Beltline	1.1	1.1	1.5	1.4	2.2	1.3	1.6	0.0	1.7	1.3
Zone 3 - North Hill	1.3	0.0	1.3	1.0	1.8	1.5	2.7	0.0	1.5	1.1
Zone 4 - Southwest	0.0	0.0	1.0	0.3	0.7	0.9	**	0.0	0.8	0.6
Zone 5 - Southeast	2.2	0.0	3.6	0.5	1.5	1.1	3.9	0.0	2.6	0.7
Zone 6 - Northwest	**	**	0.4	1.2	1.2	0.9	**	0.6	0.9	1.0
Zone 7 - Northeast	**	**	2.5	1.1	4.1	1.8	0.0	1.5	3.3	1.5
Zone 8 - Chinook	0.0	0.0	0.9	1.2	0.4	0.5	1.3	0.0	0.7	0.8
Zone 9 - Fish Creek	0.0	0.0	1.0	0.7	1.4	0.8	0.8	0.5	1.2	0.7
Calgary City (Zones 1-9)	1.1	0.7	1.1	1.0	1.5	1.1	1.5	0.4	1.3	1.0
Zone 10 - Other Centres	**	4.3	2.9	0.9	1.1	0.8	**	**	1.4	0.9
Calgary CMA	**1.1**	**0.8**	**1.1**	**1.0**	**1.5**	**1.1**	**1.5**	**0.4**	**1.3**	**1.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	910	1,004	1,024	1,130	1,240	1,357	1,345	1,465	1,089	1,203
Zone 2 - Beltline	785	900	955	1,042	1,222	1,287	1,655	1,726	1,041	1,119
Zone 3 - North Hill	724	806	849	930	1,051	1,139	1,086	1,228	927	1,011
Zone 4 - Southwest	691	784	942	1,002	1,104	1,173	1,172	1,190	1,020	1,088
Zone 5 - Southeast	680	**	941	1,011	998	1,075	907	971	956	1,026
Zone 6 - Northwest	637	756	943	1,024	1,105	1,179	1,011	1,121	1,023	1,104
Zone 7 - Northeast	**	**	974	1,021	1,148	1,205	1,239	1,147	1,091	1,136
Zone 8 - Chinook	795	827	936	1,018	1,146	1,239	1,207	1,284	1,037	1,121
Zone 9 - Fish Creek	893	900	1,026	1,086	1,194	1,239	1,141	1,202	1,125	1,180
Calgary City (Zones 1-9)	780	875	958	1,041	1,152	1,227	1,098	1,164	1,040	1,120
Zone 10 - Other Centres	**	685	861	896	1,005	1,052	1,013	1,047	948	991
Calgary CMA	**776**	**871**	**958**	**1,040**	**1,150**	**1,224**	**1,096**	**1,162**	**1,039**	**1,118**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	151	157	2,998	3,022	1,459	1,478	20	23	4,628	4,680
Zone 2 - Beltline	662	607	4,922	4,914	2,971	2,955	59	59	8,614	8,535
Zone 3 - North Hill	96	91	1,719	1,680	1,134	1,122	77	75	3,026	2,968
Zone 4 - Southwest	148	147	1,614	1,601	1,719	1,707	212	211	3,693	3,666
Zone 5 - Southeast	48	47	559	544	682	597	178	174	1,467	1,362
Zone 6 - Northwest	72	72	1,822	1,809	2,200	2,132	533	498	4,627	4,511
Zone 7 - Northeast	8	7	667	667	1,103	1,098	80	82	1,858	1,854
Zone 8 - Chinook	33	31	1,273	1,271	1,126	1,113	72	66	2,504	2,481
Zone 9 - Fish Creek	35	38	1,137	1,166	1,944	1,968	242	263	3,358	3,435
Calgary City (Zones 1-9)	1,253	1,197	16,711	16,674	14,338	14,170	1,473	1,451	33,775	33,492
Zone 10 - Other Centres	22	23	115	116	263	265	37	37	437	441
Calgary CMA	**1,275**	**1,220**	**16,826**	**16,790**	**14,601**	**14,435**	**1,510**	**1,488**	**34,212**	**33,933**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	1.9	1.8	1.3	1.5	1.4	1.8	**	0.0	1.4	1.6
Zone 2 - Beltline	2.4	1.8	3.3	2.3	3.8	1.8	3.1	0.0	3.4	2.0
Zone 3 - North Hill	1.3	0.0	2.8	1.7	2.6	2.7	4.1	0.0	2.7	2.0
Zone 4 - Southwest	4.1	**	2.7	1.4	2.0	2.3	2.3	0.0	2.4	1.8
Zone 5 - Southeast	4.6	0.0	5.2	1.1	3.3	1.6	5.6	0.0	4.3	1.1
Zone 6 - Northwest	**	**	0.8	1.9	2.6	2.2	**	1.3	1.9	2.0
Zone 7 - Northeast	**	**	3.1	4.3	5.1	9.0	0.0	1.5	4.2	7.0
Zone 8 - Chinook	3.0	0.0	1.7	2.3	2.3	2.4	1.3	1.6	2.0	2.3
Zone 9 - Fish Creek	0.0	5.3	2.3	2.0	2.6	1.8	2.5	0.5	2.4	1.8
Calgary City (Zones 1-9)	2.6	1.7	2.4	2.0	2.8	2.6	2.7	0.7	2.6	2.2
Zone 10 - Other Centres	**	4.3	5.7	3.4	2.2	2.7	**	**	2.9	3.3
Calgary CMA	**2.5**	**1.8**	**2.4**	**2.0**	**2.8**	**2.6**	**2.6**	**0.8**	**2.6**	**2.2**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Downtown	++	**	8.3	9.7	5.6	9.9	5.2	++	7.6	9.7
Zone 2 - Beltline	5.2	**	6.6	8.7	6.6	7.5	2.3	3.1	6.1	9.9
Zone 3 - North Hill	++	**	5.0	8.2	5.6	8.0	2.6	**	5.4	8.4
Zone 4 - Southwest	**	**	6.1	6.1	5.8	5.9	++	++	5.9	5.9
Zone 5 - Southeast	**	**	7.5	5.5	5.9	6.0	5.0	**	6.0	5.7
Zone 6 - Northwest	++	**	5.3	6.5	5.0	6.4	2.0	7.0	5.0	7.1
Zone 7 - Northeast	**	**	6.3	6.6	8.6	5.1	**	++	8.5	5.2
Zone 8 - Chinook	6.9	7.7	4.6	7.4	3.5	7.6	6.6	4.2	4.4	7.9
Zone 9 - Fish Creek	**	2.8	5.3	7.0	6.7	6.1	++	6.6	6.2	6.2
Calgary City (Zones 1-9)	7.4	**	6.2	7.8	5.9	7.3	4.1	3.1	6.1	8.0
Zone 10 - Other Centres	**	**	3.6	4.6	5.3	5.6	8.5	**	5.5	5.3
Calgary CMA	**7.4**	**	**6.2**	**7.7**	**5.9**	**7.2**	**4.2**	**3.1**	**6.1**	**7.9**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Calgary CMA										
Pre 1960	**	0.0	0.7	1.0	0.6	0.5	**	**	0.8	0.8
1960 - 1974	0.8	1.4	0.8	1.0	0.9	0.9	1.6	0.4	0.9	1.0
1975 - 1989	0.8	0.3	1.6	1.0	2.2	1.2	1.3	0.3	1.9	1.1
1990 - 1999	-	-	**	**	0.4	0.6	**	**	2.0	0.4
2000+	-	-	2.7	2.3	1.1	1.8	**	**	1.8	2.0
Total	1.1	0.8	1.1	1.0	1.5	1.1	1.5	0.4	1.3	1.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Calgary CMA										
Pre 1960	712	859	885	980	1,090	1,148	**	**	936	1,016
1960 - 1974	787	878	944	1,031	1,124	1,202	1,132	1,191	1,010	1,095
1975 - 1989	782	866	974	1,043	1,142	1,210	1,045	1,113	1,059	1,130
1990 - 1999	-	-	1,065	1,106	1,293	1,382	**	**	1,242	1,315
2000+	-	-	1,272	1,374	1,561	1,664	**	**	1,434	1,538
Total	776	871	958	1,040	1,150	1,224	1,096	1,162	1,039	1,118

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Calgary CMA										
3 to 5 Units	0.0	0.0	1.1	1.2	1.6	1.1	2.1	0.3	1.7	0.8
6 to 19 Units	2.1	0.8	1.3	1.1	1.5	1.1	0.0	0.0	1.4	1.1
20 to 49 Units	0.5	0.8	1.2	1.0	1.1	1.1	0.5	1.0	1.1	1.0
50 to 99 Units	0.9	0.9	1.1	0.8	2.6	1.2	0.0	0.0	1.8	1.0
100+ Units	0.4	0.8	1.0	1.1	1.4	0.9	1.1	0.5	1.2	1.0
Total	1.1	0.8	1.1	1.0	1.5	1.1	1.5	0.4	1.3	1.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Calgary CMA										
3 to 5 Units	626	596	779	878	927	981	967	1,048	920	993
6 to 19 Units	689	816	823	909	1,016	1,091	1,247	1,213	881	965
20 to 49 Units	770	805	950	1,017	1,136	1,196	1,241	1,283	1,031	1,095
50 to 99 Units	860	955	999	1,075	1,197	1,283	1,427	1,470	1,099	1,177
100+ Units	907	1,056	1,074	1,164	1,273	1,359	1,339	1,391	1,163	1,254
Total	776	871	958	1,040	1,150	1,224	1,096	1,162	1,039	1,118

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Calgary CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Calgary CMA										
LT $600	0.0	**	0.0	**	**	**	**	**	0.0	**
$600 - $749	1.7	0.5	1.9	0.0	0.0	0.0	**	**	1.7	0.1
$750 - $899	0.5	0.9	1.0	0.7	2.0	1.0	**	0.0	1.2	0.7
$900 - $1049	0.4	1.4	0.9	1.0	1.3	0.8	1.2	0.4	1.1	1.0
$1050 - $1199	2.0	**	1.8	1.0	1.0	1.1	2.2	0.0	1.4	1.0
$1200+	**	**	1.6	1.9	2.3	1.3	0.6	0.6	2.1	1.4
Total	1.1	0.8	1.1	1.0	1.5	1.1	1.5	0.4	1.3	1.0

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	**	**	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	0.0	0.0	**	**	0.0	0.0
Zone 4 - Southwest	**	**	**	**	4.9	4.0	0.9	0.0	2.6	1.8
Zone 5 - Southeast	-	-	**	**	0.4	1.1	1.0	1.7	0.7	1.4
Zone 6 - Northwest	**	**	0.0	1.6	0.4	0.9	1.4	0.7	0.8	0.9
Zone 7 - Northeast	-	-	-	-	0.8	0.3	1.0	0.2	0.9	0.2
Zone 8 - Chinook	-	-	-	-	**	**	**	**	0.0	0.0
Zone 9 - Fish Creek	**	**	**	**	0.6	0.6	1.9	0.0	0.9	0.4
Calgary City (Zones 1-9)	0.0	0.0	0.7	0.7	0.7	0.9	1.2	0.6	0.9	0.8
Zone 10 - Other Centres	-	-	-	-	**	**	-	-	**	**
Calgary CMA	**0.0**	**0.0**	**0.7**	**0.7**	**0.7**	**0.9**	**1.2**	**0.6**	**0.9**	**0.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	**	**	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	1,118	1,150	**	**	954	1,012
Zone 4 - Southwest	**	**	**	**	1,195	1,230	1,139	1,188	1,149	1,191
Zone 5 - Southeast	-	-	**	**	1,130	1,243	1,195	1,293	1,163	1,269
Zone 6 - Northwest	**	**	806	930	1,079	1,143	1,180	1,230	1,105	1,169
Zone 7 - Northeast	-	-	-	-	1,121	1,182	1,240	1,297	1,190	1,248
Zone 8 - Chinook	-	-	-	-	**	**	**	**	1,181	**
Zone 9 - Fish Creek	**	**	**	**	1,102	1,153	1,151	1,183	1,110	1,158
Calgary City (Zones 1-9)	**	**	879	979	1,106	1,169	1,198	1,258	1,137	1,201
Zone 10 - Other Centres	-	-	-	-	**	**	-	-	**	**
Calgary CMA	**	**	**879**	**979**	**1,105**	**1,169**	**1,198**	**1,258**	**1,137**	**1,201**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 2 - Beltline	0	0	3	1	6	8	7	6	16	15
Zone 3 - North Hill	0	0	14	14	15	15	7	7	36	36
Zone 4 - Southwest	1	1	17	17	103	103	107	102	228	223
Zone 5 - Southeast	0	0	3	3	265	266	302	302	570	571
Zone 6 - Northwest	1	1	66	64	744	749	583	598	1,394	1,412
Zone 7 - Northeast	0	0	0	0	373	377	494	496	867	873
Zone 8 - Chinook	0	0	0	0	27	27	27	27	54	54
Zone 9 - Fish Creek	2	2	35	35	508	507	158	157	703	701
Calgary City (Zones 1-9)	4	4	138	134	2,041	2,052	1,685	1,695	3,868	3,885
Zone 10 - Other Centres	0	0	0	0	10	10	0	0	10	10
Calgary CMA	**4**	**4**	**138**	**134**	**2,051**	**2,062**	**1,685**	**1,695**	**3,878**	**3,895**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	**	**	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	0.0	0.0	**	**	0.0	0.0
Zone 4 - Southwest	**	**	**	**	5.8	5.0	2.8	0.0	3.9	2.3
Zone 5 - Southeast	-	-	**	**	1.9	1.5	2.6	2.3	2.3	1.9
Zone 6 - Northwest	**	**	0.0	1.6	1.9	1.9	2.4	1.0	2.0	1.5
Zone 7 - Northeast	-	-	-	-	0.8	0.5	1.6	1.2	1.3	0.9
Zone 8 - Chinook	-	-	-	-	**	**	**	**	3.7	0.0
Zone 9 - Fish Creek	**	**	**	**	1.8	2.4	5.1	1.9	2.4	2.1
Calgary City (Zones 1-9)	0.0	0.0	0.7	0.7	1.9	1.8	2.5	1.3	2.1	1.6
Zone 10 - Other Centres	-	-	-	-	**	**	-	-	**	**
Calgary CMA	**0.0**	**0.0**	**0.7**	**0.7**	**1.9**	**1.8**	**2.5**	**1.3**	**2.1**	**1.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	**	**	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	**	**	**	**	**	3.7
Zone 4 - Southwest	**	**	**	**	3.9	**	++	2.3	**	3.1
Zone 5 - Southeast	-	-	**	**	2.0	7.6	3.2	7.5	3.4	7.7
Zone 6 - Northwest	**	**	6.0	14.5	5.4	5.7	3.8	4.3	5.2	5.5
Zone 7 - Northeast	-	-	-	-	5.4	6.1	3.7	4.7	5.5	5.4
Zone 8 - Chinook	-	-	-	-	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	9.7	4.8	4.8	4.7	8.5	4.7
Calgary City (Zones 1-9)	**	**	5.2	11.3	5.9	5.6	3.7	5.0	5.7	5.4
Zone 10 - Other Centres	-	-	-	-	**	**	-	-	**	**
Calgary CMA	**	**	**5.2**	**11.3**	**5.9**	**5.6**	**3.7**	**5.0**	**5.7**	**5.4**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	1.9	0.0	0.4	1.1	0.5	0.9	**	0.0	0.5	1.0
Zone 2 - Beltline	1.1	1.1	1.5	1.4	2.2	1.3	1.4	0.0	1.7	1.3
Zone 3 - North Hill	1.3	0.0	1.3	1.0	1.8	1.4	2.5	0.0	1.5	1.1
Zone 4 - Southwest	0.0	0.0	1.0	0.3	1.0	1.1	1.4	0.0	1.0	0.6
Zone 5 - Southeast	2.2	0.0	3.6	0.5	1.2	1.1	2.1	1.1	2.1	0.9
Zone 6 - Northwest	**	**	0.4	1.2	1.0	0.9	1.3	0.6	0.9	1.0
Zone 7 - Northeast	**	**	2.5	1.1	3.3	1.4	0.9	0.4	2.6	1.1
Zone 8 - Chinook	0.0	0.0	0.9	1.2	0.4	0.5	1.0	0.0	0.6	0.8
Zone 9 - Fish Creek	0.0	0.0	0.9	0.7	1.3	0.8	1.3	0.3	1.2	0.7
Calgary City (Zones 1-9)	1.1	0.7	1.1	1.0	1.4	1.1	1.3	0.5	1.3	1.0
Zone 10 - Other Centres	**	4.3	2.9	0.9	1.1	0.8	**	**	1.4	0.9
Calgary CMA	**1.1**	**0.8**	**1.1**	**1.0**	**1.4**	**1.0**	**1.3**	**0.5**	**1.3**	**1.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	910	1,004	1,024	1,130	1,240	1,357	1,345	1,465	1,089	1,203
Zone 2 - Beltline	785	900	955	1,042	1,222	1,288	1,651	1,780	1,042	1,120
Zone 3 - North Hill	724	806	849	930	1,052	1,139	1,078	1,209	927	1,011
Zone 4 - Southwest	691	784	942	1,001	1,110	1,176	1,161	1,190	1,027	1,094
Zone 5 - Southeast	680	**	940	1,010	1,035	1,125	1,086	1,169	1,014	1,098
Zone 6 - Northwest	634	753	938	1,021	1,098	1,170	1,095	1,178	1,042	1,120
Zone 7 - Northeast	**	**	974	1,021	1,142	1,199	1,240	1,275	1,122	1,172
Zone 8 - Chinook	795	827	936	1,018	1,145	1,233	1,223	1,277	1,040	1,121
Zone 9 - Fish Creek	888	895	1,027	1,088	1,174	1,221	1,145	1,195	1,123	1,177
Calgary City (Zones 1-9)	779	874	958	1,040	1,147	1,220	1,151	1,213	1,050	1,128
Zone 10 - Other Centres	**	685	861	896	1,003	1,052	1,013	1,047	948	992
Calgary CMA	**776**	**871**	**957**	**1,039**	**1,144**	**1,217**	**1,150**	**1,212**	**1,049**	**1,127**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	151	157	2,998	3,022	1,459	1,478	20	23	4,628	4,680
Zone 2 - Beltline	662	607	4,925	4,915	2,977	2,963	66	65	8,630	8,550
Zone 3 - North Hill	96	91	1,733	1,694	1,149	1,137	84	82	3,062	3,004
Zone 4 - Southwest	149	148	1,631	1,618	1,822	1,810	319	313	3,921	3,889
Zone 5 - Southeast	48	47	562	547	947	863	480	476	2,037	1,933
Zone 6 - Northwest	73	73	1,888	1,873	2,944	2,881	1,116	1,096	6,021	5,923
Zone 7 - Northeast	8	7	667	667	1,476	1,475	574	578	2,725	2,727
Zone 8 - Chinook	33	31	1,273	1,271	1,153	1,140	99	93	2,558	2,535
Zone 9 - Fish Creek	37	40	1,172	1,201	2,452	2,475	400	420	4,061	4,136
Calgary City (Zones 1-9)	1,257	1,201	16,849	16,808	16,379	16,222	3,158	3,146	37,643	37,377
Zone 10 - Other Centres	22	23	115	116	273	275	37	37	447	451
Calgary CMA	**1,279**	**1,224**	**16,964**	**16,924**	**16,652**	**16,497**	**3,195**	**3,183**	**38,090**	**37,828**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Downtown	1.9	1.8	1.3	1.5	1.4	1.8	**	0.0	1.4	1.6
Zone 2 - Beltline	2.4	1.8	3.3	2.3	3.8	1.8	2.8	0.0	3.4	2.0
Zone 3 - North Hill	1.3	0.0	2.8	1.7	2.6	2.7	3.8	0.0	2.7	1.9
Zone 4 - Southwest	4.0	**	2.7	1.4	2.2	2.4	2.5	0.0	2.5	1.8
Zone 5 - Southeast	4.6	0.0	5.2	1.1	2.9	1.6	3.8	1.5	3.8	1.4
Zone 6 - Northwest	**	**	0.8	1.9	2.4	2.2	2.3	1.1	1.9	1.9
Zone 7 - Northeast	**	**	3.1	4.3	4.0	6.9	1.4	1.3	3.2	5.0
Zone 8 - Chinook	3.0	0.0	1.7	2.3	2.4	2.4	2.0	1.1	2.0	2.3
Zone 9 - Fish Creek	0.0	5.0	2.2	1.9	2.4	1.9	3.5	1.0	2.4	1.9
Calgary City (Zones 1-9)	2.6	1.7	2.4	2.0	2.7	2.5	2.6	1.0	2.6	2.1
Zone 10 - Other Centres	**	4.3	5.7	3.4	2.2	2.6	**	**	2.8	3.2
Calgary CMA	**2.5**	**1.8**	**2.4**	**2.0**	**2.7**	**2.5**	**2.5**	**1.1**	**2.6**	**2.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Downtown	++	**	8.3	9.7	5.6	9.9	5.2	++	7.6	9.7
Zone 2 - Beltline	5.2	**	6.6	8.7	6.6	7.6	2.3	3.7	6.1	9.9
Zone 3 - North Hill	++	**	4.9	8.2	5.7	7.9	++	**	5.4	8.3
Zone 4 - Southwest	**	**	6.2	6.1	5.7	5.7	**	**	5.8	5.7
Zone 5 - Southeast	**	**	7.4	5.5	4.7	6.5	3.9	6.5	5.3	6.4
Zone 6 - Northwest	++	**	5.3	7.2	5.1	6.2	3.1	5.5	5.0	6.6
Zone 7 - Northeast	**	**	6.3	6.6	7.5	5.4	4.2	3.0	7.2	5.3
Zone 8 - Chinook	6.9	7.7	4.6	7.4	3.8	7.4	6.9	3.9	4.7	7.6
Zone 9 - Fish Creek	**	2.8	5.1	7.1	7.3	5.9	**	6.0	6.7	6.0
Calgary City (Zones 1-9)	7.3	**	6.2	7.8	5.9	7.1	4.0	3.8	6.0	7.7
Zone 10 - Other Centres	**	**	3.6	4.6	5.2	5.7	8.5	**	5.4	5.4
Calgary CMA	**7.3**	**	**6.2**	**7.8**	**5.9**	**7.0**	**4.0**	**3.8**	**6.0**	**7.6**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Calgary CMA - October 2013

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Core	1.4	1.5	1.3	1.2
West	2.7	0.3	0.9	0.8
East	2.8	**	2.8	1.1
Calgary CMA	**2.1**	**1.0**	**1.3**	**1.0**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Calgary CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Core	**	905	**	1,050	1,627	1,277	**	1,429
West	**	797	1,171	1,030	1,293	1,204	**	1,166
East	**	740	**	1,006	1,125	1,145	**	1,026
Calgary CMA	****	**871**	**1,188**	**1,040**	**1,400**	**1,224**	****	**1,162**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Calgary CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Core	**	**	**	**	**	1,627	**	**	1,471	1,577
West	**	**	931	1,171	**	1,293	**	**	1,163	1,247
East	**	**	**	**	**	1,125	**	**	1,107	1,125
Calgary CMA	**	**	**1,170**	**1,188**	**1,355**	**1,400**	**	**	**1,288**	**1,356**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Calgary CMA - October 2013

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Calgary CMA				
3 to 24 Units	2.0	1.9	1.4	1.1
25 to 49 Units	0.9	0.4	1.1	0.8
50 to 74 Units	1.6	**	2.1	1.1
75 to 99 Units	4.9	**	1.1	0.7
100+ Units	2.3	0.1	1.2	1.0
Total	2.1	1.0	1.3	1.0

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Calgary CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Core	18,797	19,624	6,020	7,173	32.0	36.6	1.4	1.5
West	22,631	22,760	**	6,093	**	26.8	2.7	0.3
East	5,728	6,820	1,260	1,680	22.0	24.6	2.8	**
Calgary CMA	**47,156**	**49,204**	**14,313**	**14,825**	**30.4**	**30.1**	**2.1**	**1.0**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Calgary CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Calgary CMA								
3 to 24 Units	4,038	4,109	1,436	1,589	35.6	38.7	2.0	1.9
25 to 49 Units	6,554	6,660	1,688	2,116	25.8	31.8	0.9	0.4
50 to 74 Units	4,590	4,754	1,251	1,257	27.3	26.4	1.6	**
75 to 99 Units	2,558	2,899	**	783	**	27.0	4.9	**
100+ Units	29,416	30,782	9,212	9,018	31.3	29.3	2.3	0.1
Total	47,156	49,204	14,313	14,825	30.4	30.1	2.1	1.0

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type
Calgary CMA - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Calgary CMA										
Single Detached	**	**	**	**	1,092	1,158	1,504	1,493	1,457	1,456
Semi detached, Row and Duplex	**	**	**	**	1,015	991	1,146	1,254	1,101	1,168
Other-Primarily Accessory Suites	**	**	**	**	967	992	1,093	1,217	879	936
Total	**	**	**	**	1,007	1,010	1,302	1,353	1,152	1,180

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type
Calgary CMA - October 2013

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
Calgary CMA		
Single Detached	17,124	16,602
Semi detached, Row and Duplex	24,819	24,734
Other-Primarily Accessory Suites	13,412	15,830
Total	55,355	57,166

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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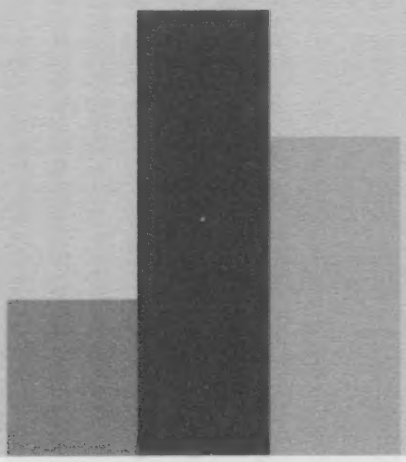

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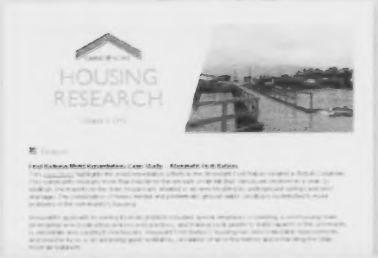

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